



Cottonwood Heights

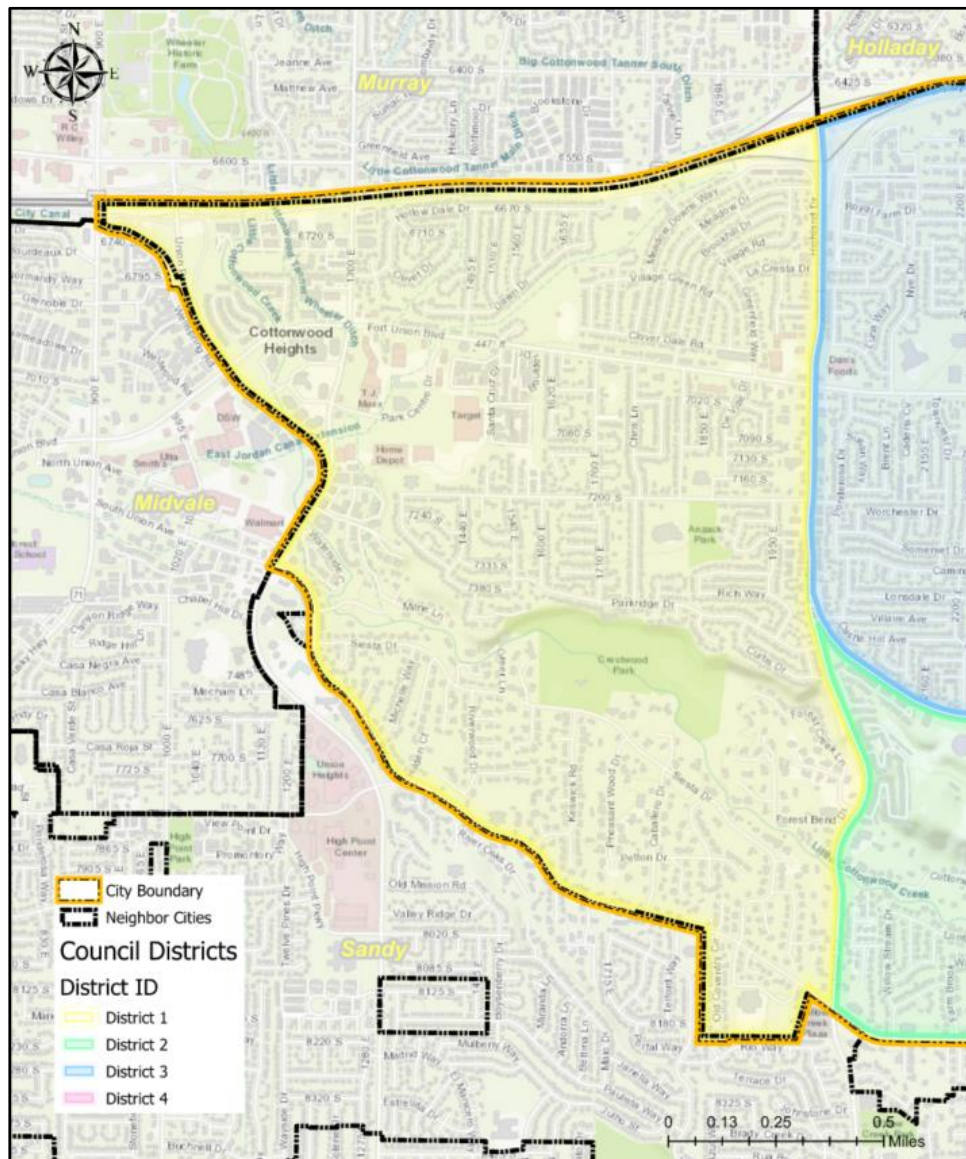
Community & Economic Development Department

Major Development Activity Report February 2021

[View Interactive Map Here](#)

District One

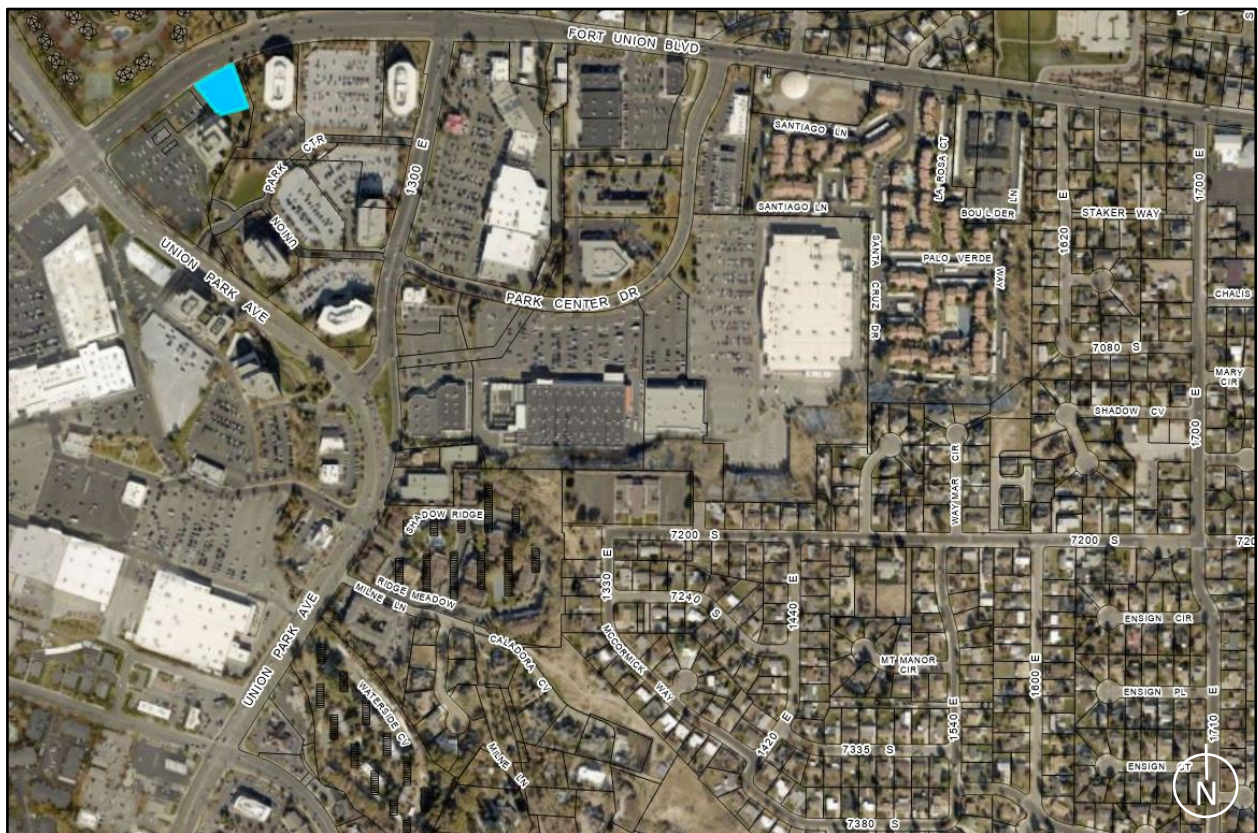
Councilmember Douglas Petersen



COUNCIL DISTRICT 1

NEW PROJECT

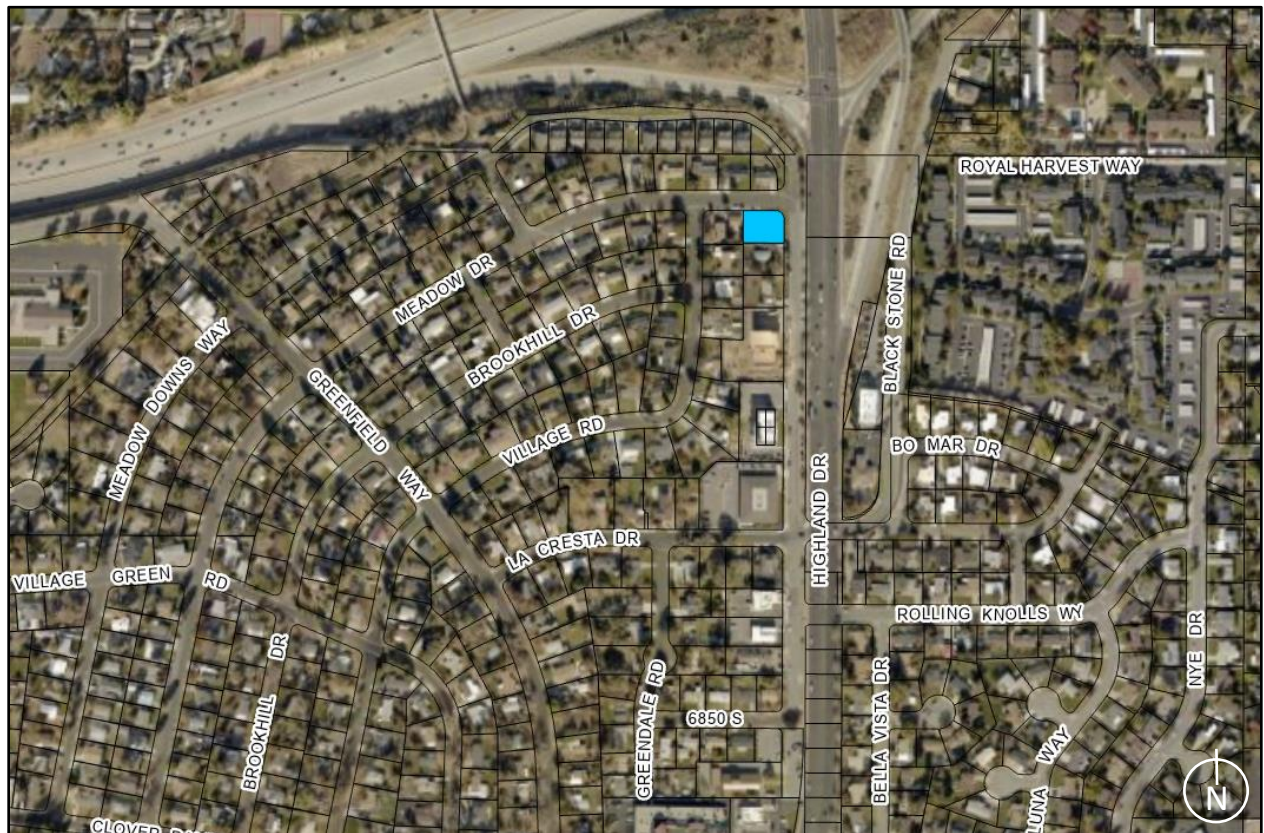
File: SPL-21-001	Project Name: Utah First Credit Union
Address: 1166 E. Fort Union Blvd.	Applicant: Darin B. Moody (On behalf of Utah First Credit Union)
Type of Application: Site Plan Approval	Current Zoning: MU (Mixed Used)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: This application for site plan approval of a new financial institution received a Certificate of Design Compliance from the Architectural Review Commission during their February 25 th , 2021 meeting, and approval from the Planning Commission during their March 3 rd , 2021 meeting.	



COUNCIL DISTRICT 1

PROJECT UPDATE

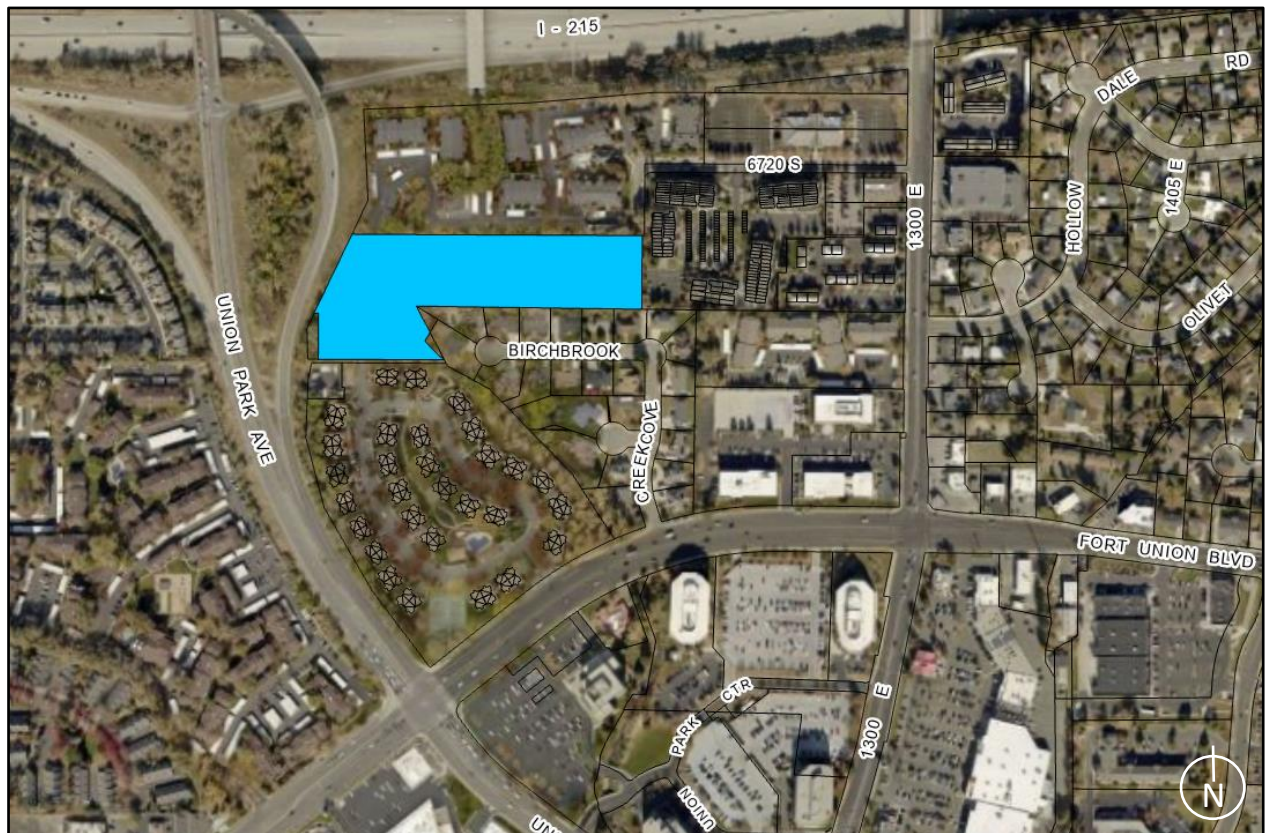
File: CUP-20-016	Project Name: Coccimiglio Bed and Breakfast
Address: 6632 S. Highland Dr.	Applicant: Thurmond Dressen (On behalf of Joe Coccimiglio)
Type of Application: Conditional Use	Current Zoning: RO (Residential Office)
Next Meeting: Planning Commission – April 7 th , 2021	Staff Contact: Samantha DeSeelhorst
Status: The Planning Commission continued this item from January 6 th , 2021 to April 7 th , 2021, to allow the applicant sufficient time to address code enforcement concerns. In anticipation of the April Planning Commission meeting, staff is preparing a memo to summarize code enforcement updates.	



COUNCIL DISTRICT 1

PROJECT UPDATE

File: FDP-20-001	Project Name: ICO Floodplain Development
Address: 6784 S. 1300 E.	Applicant: ICO Fort Union
Type of Application: Floodplain Development	Current Zoning: PDD-1 (Walsh)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: A multi-family project was previously approved at this site in 2019 and a building permit for phase 1 was approved in 2020. This floodplain development application is being reviewed as part of the building permit process for phases 2 and 3 of the project.	



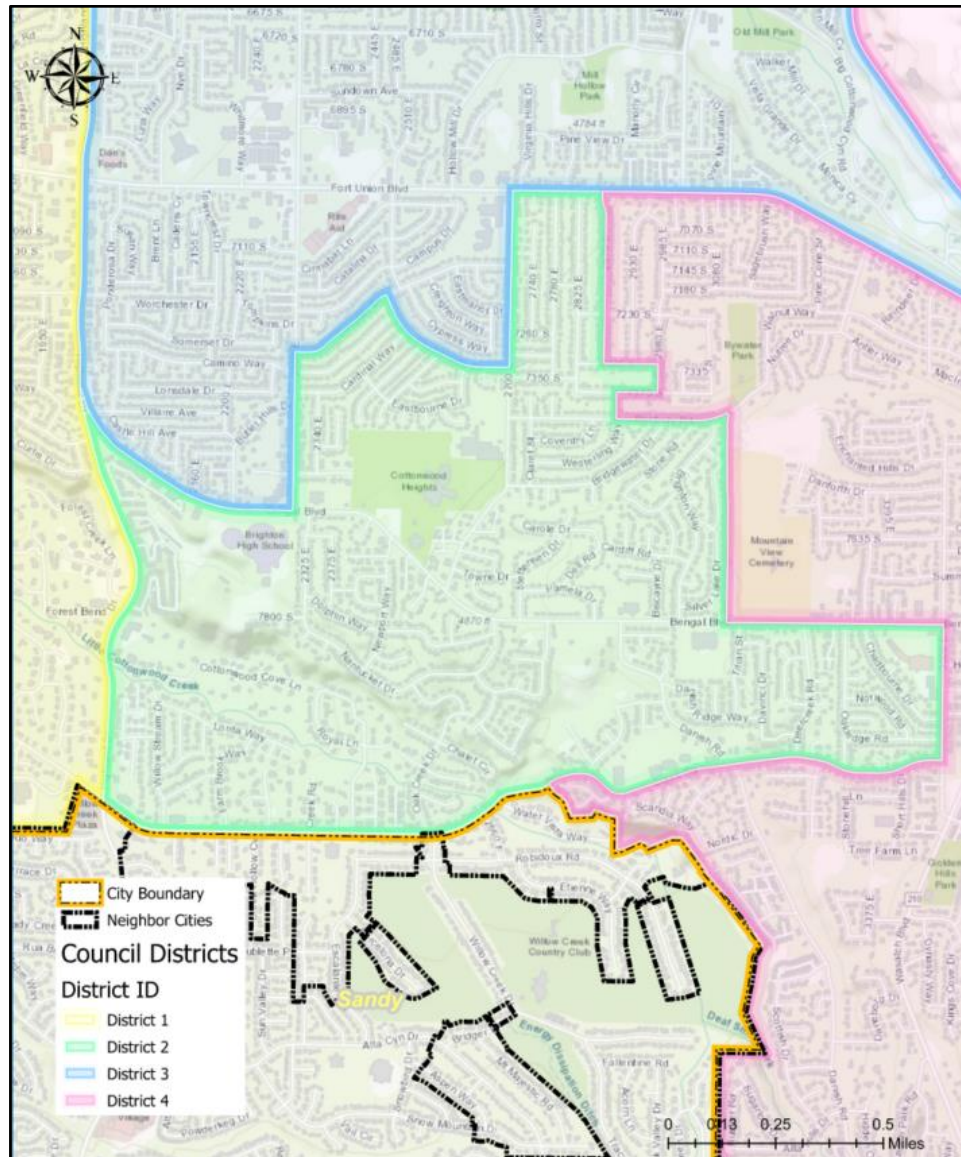
District 1

Significant Building Permits

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP-20-0849	Issued	Small Cell Facility - SQF	Cell Antenna	1855-1891 FORT UNION BLVD	1

District Two

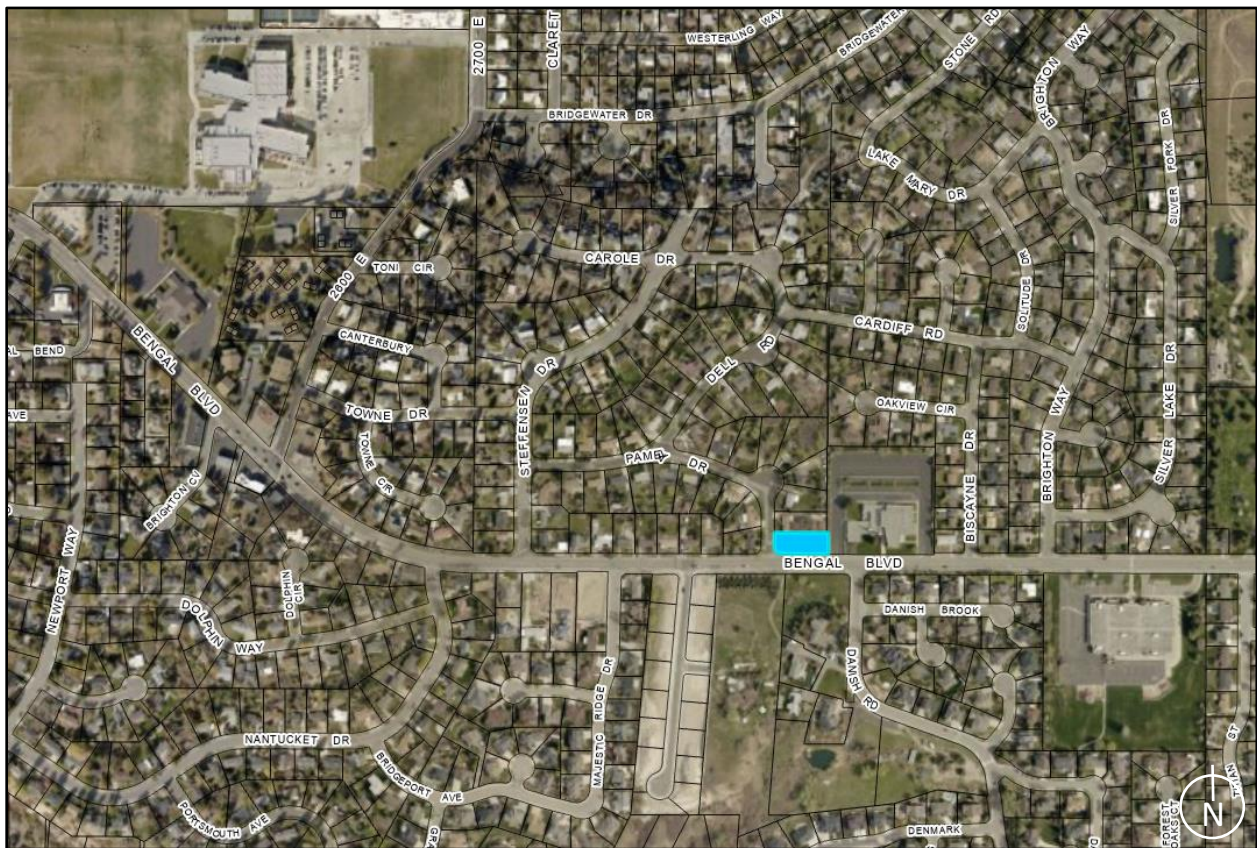
Councilmember Scott Bracken



COUNCIL DISTRICT 2

NEW PROJECT

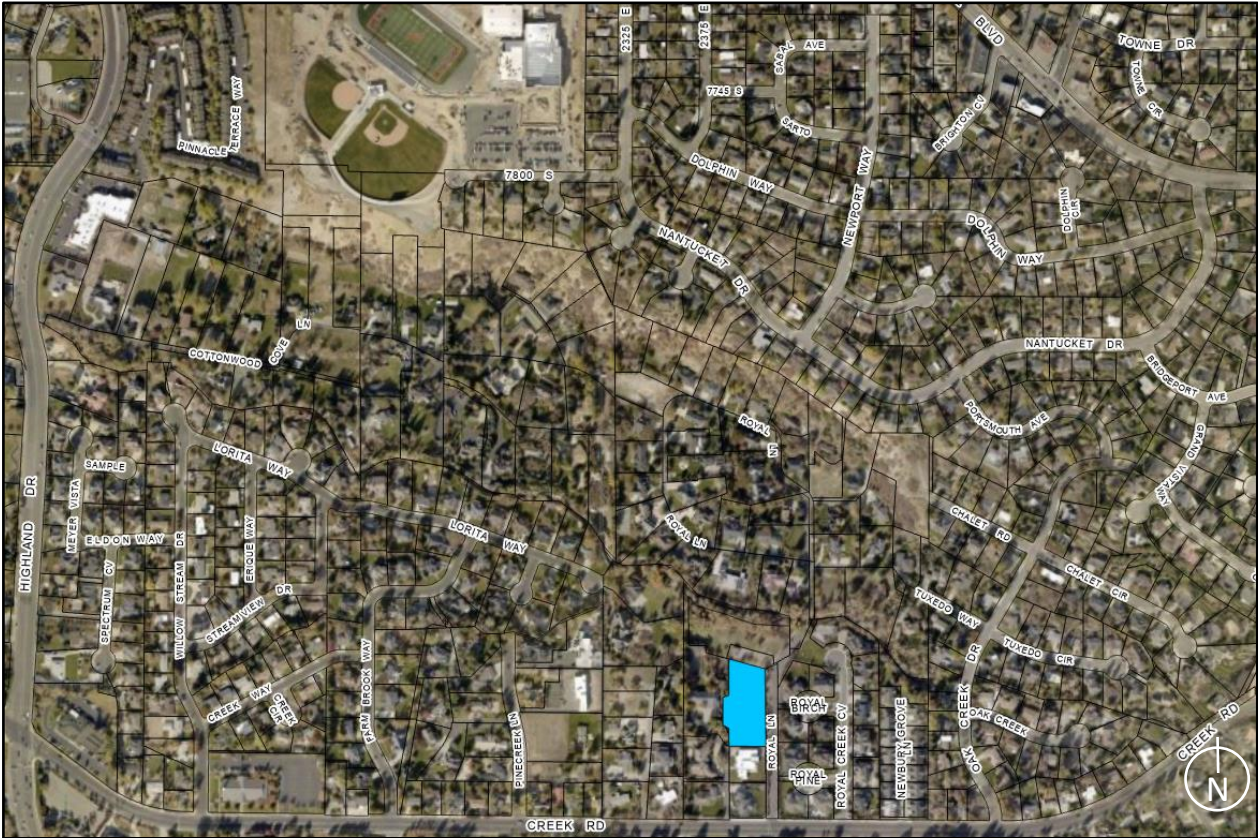
File: SUB-21-001	Project Name: Roy Tea Subdivision
Address: 2875 E. Bengal Blvd.	Applicant: Tamara Elsberry and Darin Tea
Type of Application: Subdivision Amendment	Current Zoning: R-1-8 (Residential Single-Family)
Next Meeting: To Be Determined	Staff Contact: Samantha DeSeelhorst
Status: This amendment to the existing Steffensen Heights Subdivision must be reviewed and approved by the Planning Commission. Prior to scheduling this application for Planning Commission, staff is conducting a preliminary review. The applicant must prepare a new subdivision plat which represents the proposed two lots.	



COUNCIL DISTRICT 2

PROJECT UPDATE

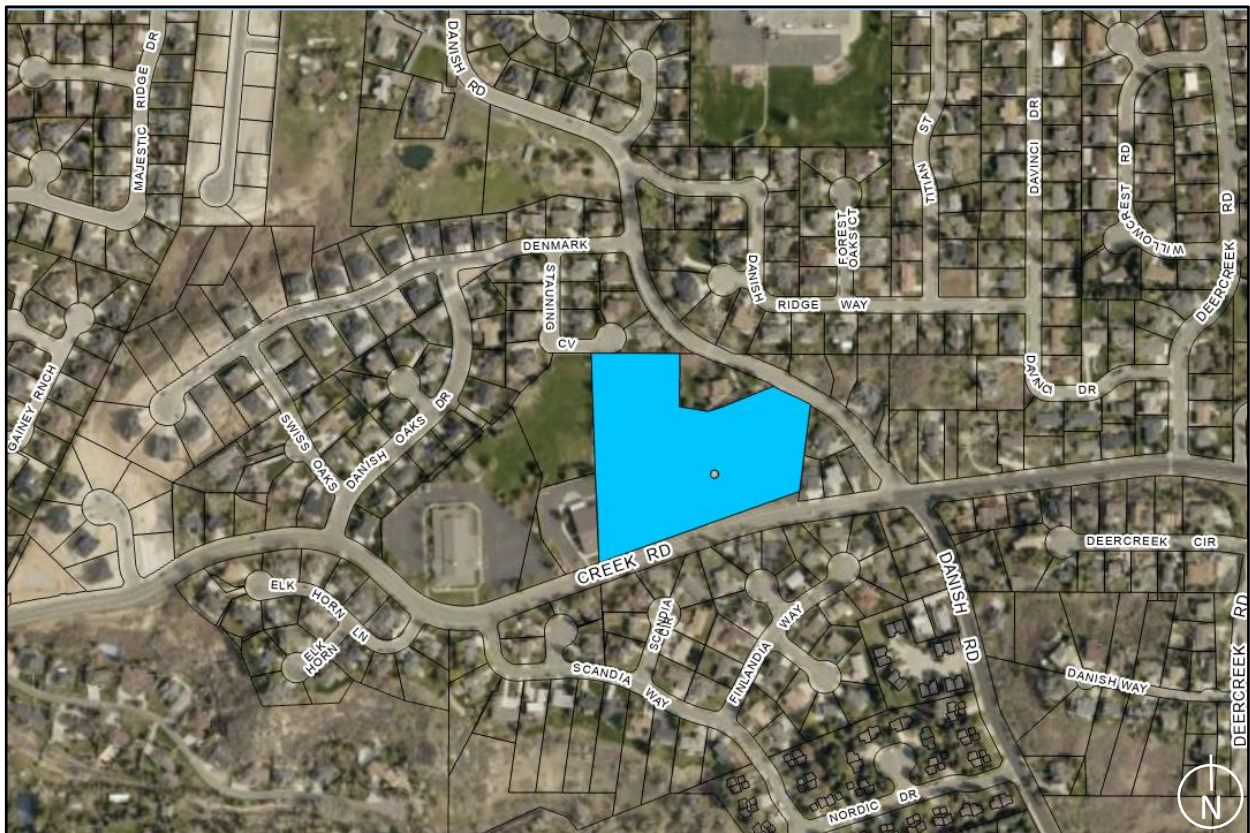
File: SUB-19-009	Project Name: Sarah Subdivision
Address: 8120 S. Royal Lane	Applicant: Dale Bennett (On behalf of Mohammed Pourkazemi)
Type of Application: Minor Subdivision	Current Zoning: RR-1-21 (Rural Residential Single-Family)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: This minor 2-lot subdivision has received several rounds of staff review and comment. The latest review comments were sent on March 1 st , 2021.	



COUNCIL DISTRICT 2

PROJECT UPDATE

File: CUP-21-002	Project Name: Google Fiber Utility Equipment Structure
Address: 3015 E. Creek Rd.	Applicant: Google Fiber Utah, LLC
Type of Application: Conditional Use	Current Zoning: R-1-8 (Residential Single-Family)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: During their February 3 rd , 2021 meeting, the Planning Commission unanimously approved this conditional use application with added conditions meant to mitigate any potential negative impacts on surrounding properties. The applicant is now preparing documents for their building permit submittal.	



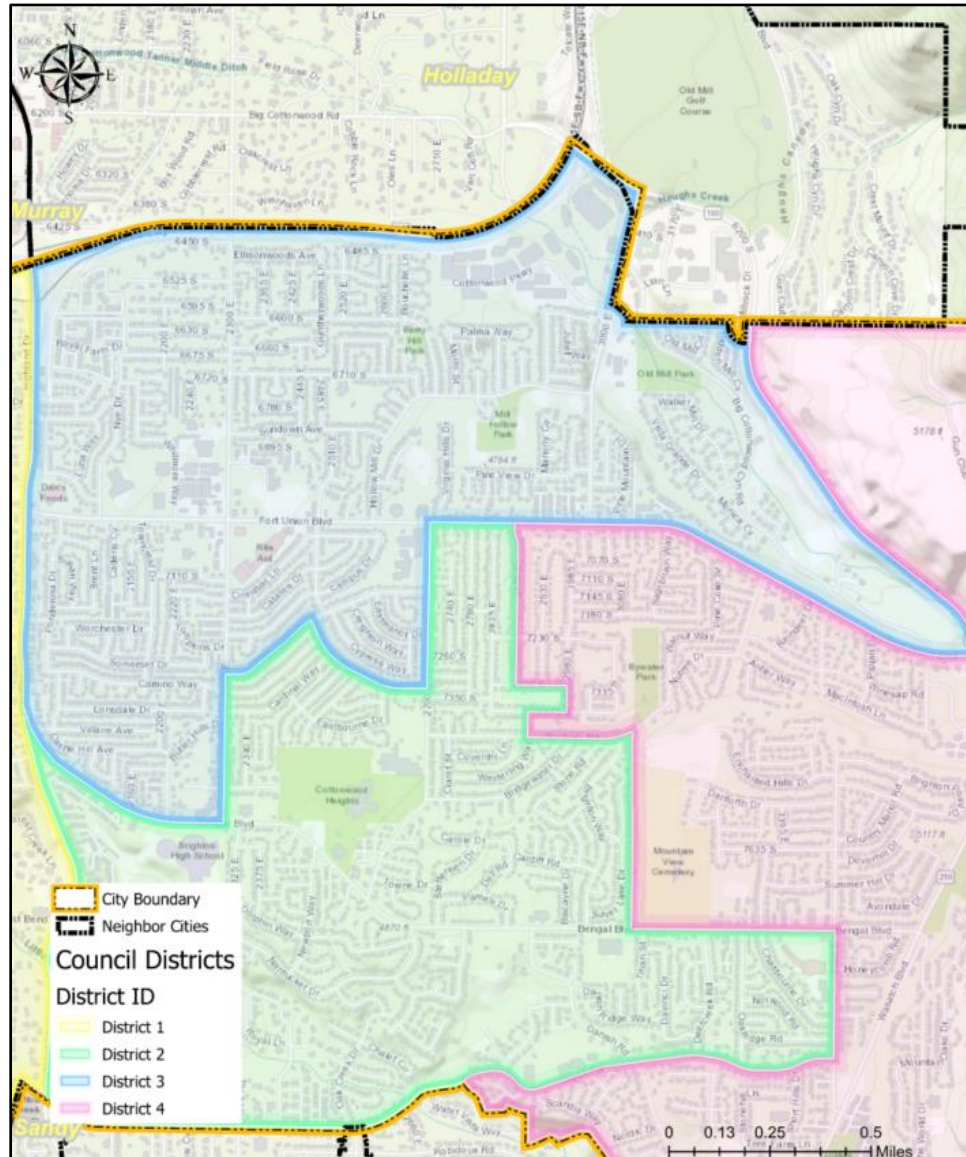
District 2

Significant Building Permits

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.20.0901	Issued	NSFD - Watson Hollow Lot 13	New SFD	8042 S DENMARK CIR	2
BP-20-0853	Issued	Small Cell Facility - SQF	Cell Antenna	3472 E BENGAL BLVD	2
BP-20-0848	Issued	Small Cell Facility - SQF	Cell Antenna	7833 S HIGHLAND DR	2

District Three

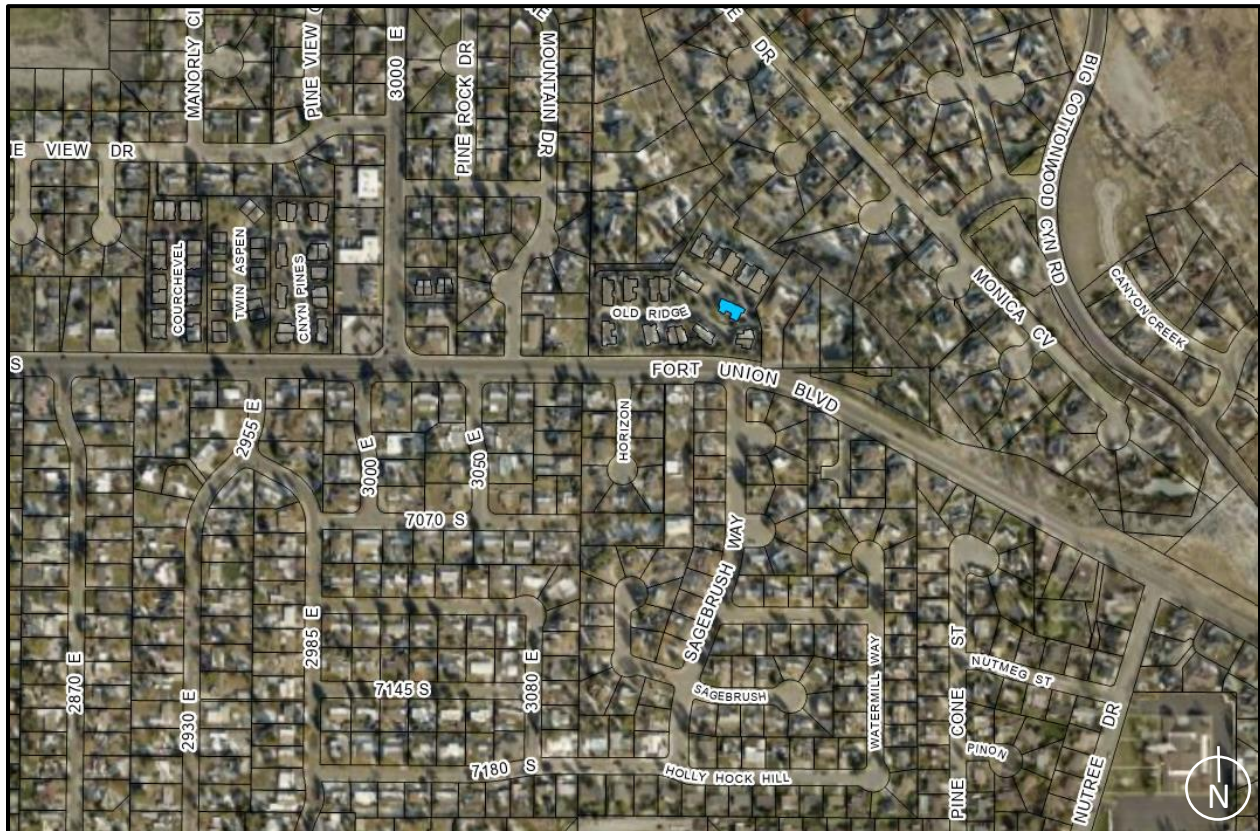
Councilmember Tali Bruce



COUNCIL DISTRICT 3

NEW PROJECT

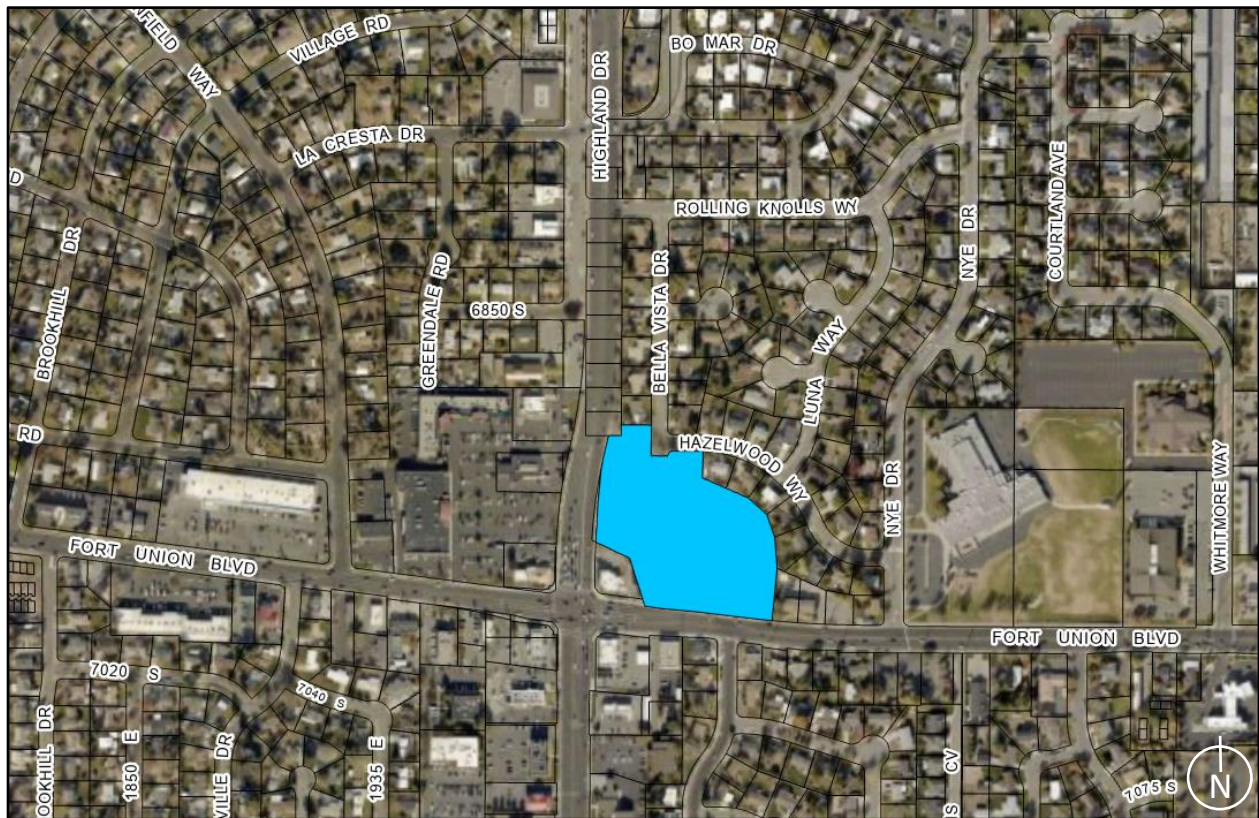
File: CUP-21-003	Project Name: Hicks Wall Height Extension
Address: 3164 E. Old Ridge Circle	Applicant: Adam Castor (On behalf of Bryan and Dotti Hicks)
Type of Application: Conditional Use	Current Zoning: R-2-8 (Residential Multi-Family)
Next Meeting: March 17 th , 2021	Staff Contact: Gabrielle Regenhardt
Status: This proposal for an 8' fence atop a 2' retaining wall will be reviewed at an Administrative Hearing on March 17 th , 2021. Because the proposed design exceeds 8', neighbor consent will be required.	



COUNCIL DISTRICT 3

NEW PROJECT

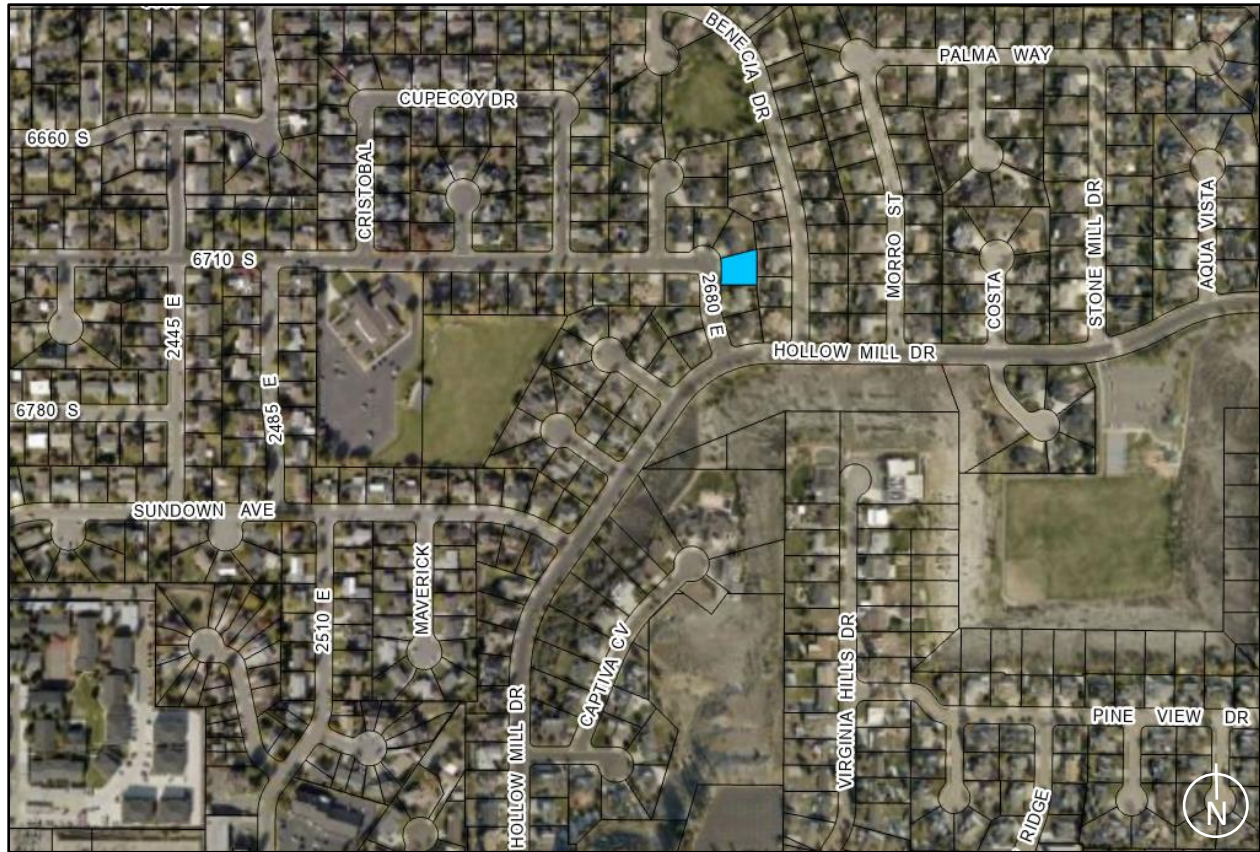
File: WT-21-001	Project Name: Highland Small Cell
Address: 6975 S. Highland Dr.	Applicant: Heather Carlisle (On behalf of SQF, LLC.)
Type of Application: Wireless Telecommunications Facility	Current Zoning: CR (Regional Commercial)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: This application for a small cell wireless pole in the right-of-way adjacent to the Dan's parking lot was approved by the Architectural Review Commission during their February 25 th , 2021 meeting. The applicant must obtain an approved building permit prior to construction.	



COUNCIL DISTRICT 3

PROJECT UPDATE

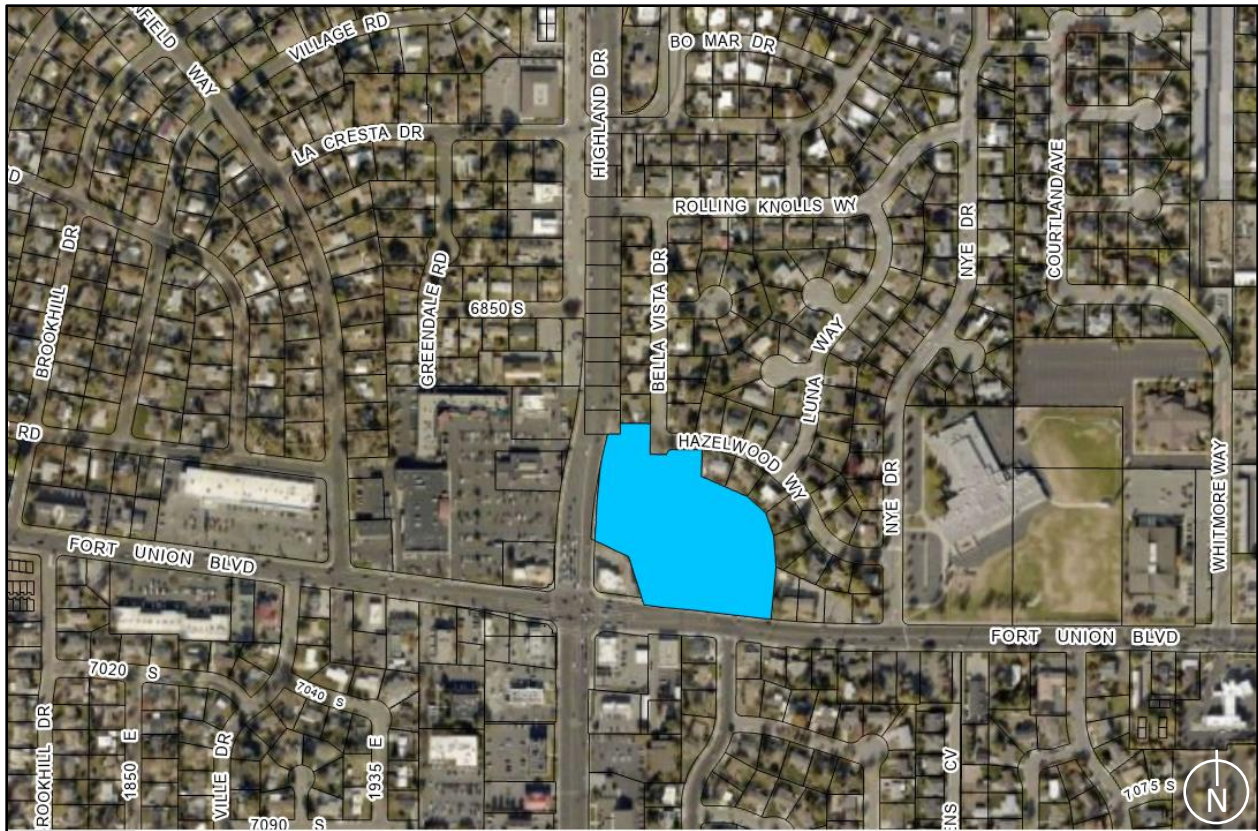
File: CUP-21-001	Project Name: Wirth Wall Height Extension
Address: 6713 S. 2680 E.	Applicant: David Wirth
Type of Application: Conditional Use	Current Zoning: R-1-8 (Residential Single Family)
Next Meeting: February 17 th , 2021	Staff Contact: Gabrielle Regenhardt
Status: This Wall Height Extension application was approved during an Administrative Hearing on February 17 th , 2021. The applicant must obtain a building permit prior to constructing the fence.	



COUNCIL DISTRICT 3

PROJECT UPDATE

File: SPL-21-001	Project Name: Cottonwood Heights Swig
Address: 2029 E. 7000 S.	Applicant: Savory Swig Stores, LLC
Type of Application: Site Plan Approval	Current Zoning: CR (Regional Commercial)
Next Meeting: To Be Determined	Staff Contact: Samantha DeSeelhorst
Status: This Site Plan Approval Application for a Swig soda drive-thru in the Dan's grocery store parking lot has been reviewed by staff for preliminary compliance. Comments from this initial review have been provided to the applicant and staff is waiting for complete submittal. This project must be reviewed by the Architectural Review Commission and Planning Commission.	



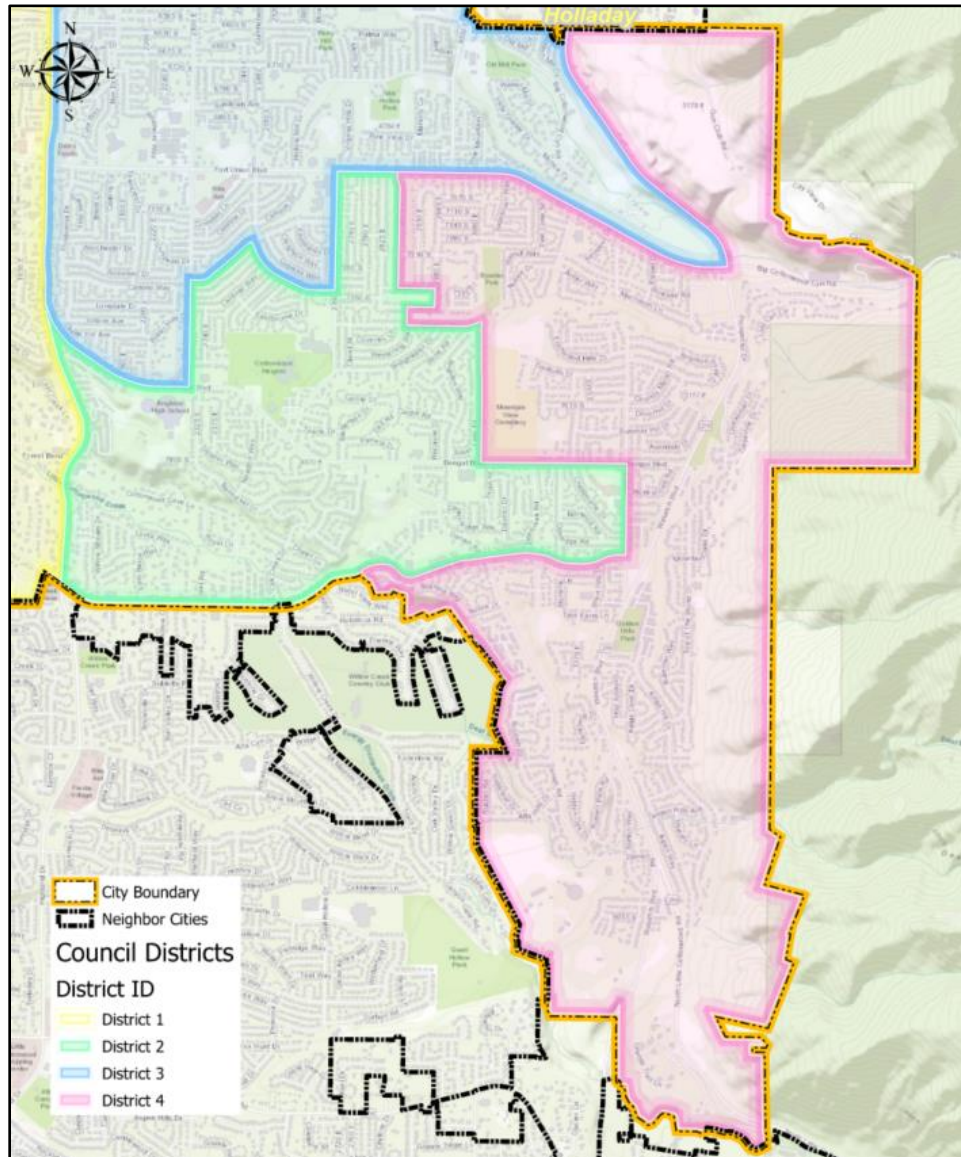
District 3

Significant Building Permits

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0056	Issued	TI - Beckstrand and Associates	Tenant Improvement	6340 S 3000 E	3
BP-20-0852	Issued	Small Cell Facility - SQF	Cell Antenna	6573 S 3000 E	3
BP-20-0851	Issued	Small Cell Facility - SQF	Cell Antenna	2284 E FORT UNION BLVD	3
BP-20-0850	Issued	Small Cell Facility - SQF	Cell Antenna	7025 S HIGHLAND DR	3
BP-20-0846	Issued	Small Cell Facility - SQF	Cell Antenna	2330 E FORT UNION BLVD	3

District Four

Councilmember Christine Mikell



COUNCIL DISTRICT 4

NEW PROJECT

File: LLA-21-001	Project Name: Laskin Lot Line Adjustment
Address: 3750 E. North Little Cottonwood Rd. & 3660 E. North Little Cottonwood Rd.	Applicant: Jake Laskin
Type of Application: Lot Line Adjustment	Current Zoning: RR-1-21 (Rural Residential)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: Staff has reviewed this routine request for a 5' lot line adjustment and has provided feedback to the applicant, constituting a complete first review.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: PDD-19-001	Project Name: Wasatch Gravel Pit Redevelopment
Address: 6995 S. Wasatch Blvd	Applicant: Rockworth, Adam Davis
Type of Application: Planned Development District	Current Zoning: F-1-21 (Foothill Residential)
Next Meeting: To be Determined	Staff Contact: Mike Johnson
Status: During their October 21 st , 2020 meeting, the Planning Commission voted 5-1 to forward a recommendation of approval for this item to the City Council. This application was introduced to the City Council during their December 15 th , 2020 meeting. Council consideration will continue until this item is ready for final consideration.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: SUB-20-002	Project Name: Granite Oaks Subdivision Amended
Address: 9502 S. Granite Trail Lane	Applicant: Bruce Parker (On behalf of Granite Creek, LLC.)
Type of Application: Subdivision	Current Zoning: R-1-15 (Single-Family Residential)
Next Meeting: To be Determined	Staff Contact: Andy Hulka
Status: A new 6-lot subdivision amendment was received in mid-December. This amendment is currently in its second staff review. As an amendment to the previously approved Granite Oaks Subdivision, this application will ultimately require review and approval by the Planning Commission.	



District 4

Significant Building Permits

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0050	Issued	Giverny lot 137 - NSFD	New SFD	3526 E BRETON LN	4
BP.20.0946	Issued	NSFD - Watson Hollow Lot 204	New SFD	8055 S TORRING CT	4
BP.20.0945	Issued	Watson Hollow Lot 203	New SFD	8059 S TORRING CT	4

CITY-WIDE PROJECTS

PROJECT UPDATE

Project: Planning Commission and Parks, Trails, and Open Space Committee Bylaws

Address: City-wide

Type of Application: Bylaw Amendment

Staff Contact: Mike Johnson

The City Council approved changes to the bylaws for the Planning Commission and the Parks, Trails, and Open Space Committee.

PROJECT UPDATE

Project: Planned Development District Text Amendment (Applicant-Initiated)

Address: City-wide

Type of Application: Ordinance Amendment

Staff Contact: Mike Johnson

Consistent with a recommendation of approval from the Planning Commission, the City Council approved this text amendment during their February 16th, 2021 meeting.

PROJECT UPDATE

Project: Open Space Master Plan

Address: City-wide

Type of Application: Master Plan Adoption – General Plan Sub Document

Staff Contact: Mike Johnson

Staff will continue to request public input on the current draft of this master plan, with possible action in Spring 2021.

PROJECT UPDATE

Project: General Plan Update

Address: City-wide

Type of Application: General Plan Amendment

Staff Contact: Mike Johnson

The project website is currently undergoing final review by staff and consultants. The project team anticipates a website launch in March 2021.

PROJECT UPDATE

Project: Planned Development District Text Amendment (City-Initiated)

Address: City-wide

Type of Application: Ordinance Amendment

Staff Contact: Mike Johnson

This project will proceed once the current Planned Development District gravel pit process (PDD-19-001) is completed.

PROJECT UPDATE**Project:** Sensitive Lands (SLEDs) Ordinance Revisions**Address:** City-wide**Type of Application:** Ordinance Amendment**Staff Contact:** Mike Johnson

The city continues to work on this amendment and is planning to present it to the Planning Commission in May 2021.

ECONOMIC DEVELOPMENT UPDATE**PROJECT UPDATE****Project Location:** City-Wide**Staff Contact:** Mike Johnson & Sherrie Martell

February 2021

- “[Love Your Locals](#)” event featuring special offers for the month of February from various Cottonwood Heights businesses
- February 2nd: EDCUtah Regional Corporation Recruitment Roundtable
- February 11th: EDCUtah Development Ready Community RFI Training
- February 12th: EDCUtah Elevating your DEI (Diversity, Equity, and Inclusion) Strategy Resource Townhall with Fidelity Investments
- February 24th – 25th: Urban Land Institute Urban Plan Volunteer Training